

**BOARD OF ZONING APPEALS AGENDA  
DECEMBER 5, 2006**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, December 5, 2006, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M.      MERRIFIELD GARDEN CENTER, SP 2006-PR-038 (In association with SE 2006-PR-018)  
JP  
Admin.  
Moved to  
2/27/07 at  
appl. req.
- 9:00 A.M.      CARL J. UNTERKOFER, SP 2004-SU-012 Appl. under Sect(s). 8-914 of the Zoning  
Ordinance to permit reduction to minimum yard requirements based on error in building  
DH              location to permit accessory storage structure to remain 5.9 ft. with eave 5.4 ft. from side  
Approved      lot line. Located at 14817 Hickory Post Ct. on approx. 25,027 sq. ft. of land zoned R-C  
and WS. Sully District. Tax Map 64-2 ((4)) (2) 34. (Deferred from 6/1/04 at appl. req.)  
(Admin. moved from 10/12/04 and 3/1/05 at appl. req.) (Indefinitely deferred from 4/26/05  
at app. req.) (Reactivated from indefinite deferral)
- 9:00 A.M.      BETTY A. ROYSTER, SP 2006-LE-058 Appl. under Sect(s). 8-914 of the Zoning  
Ordinance to permit reduction to minimum yard requirements based on error in building  
DH              location to permit deck to remain 3.7 ft. from side lot line. Located at 7113 Latour Ct. on  
Approved      approx. 2,325 sq. ft. of land zoned R-5. Lee District. Tax Map 91-2 ((9)) 384.
- 9:00 A.M.      TRUSTEES OF NEW MOUNT ZOAR BAPTIST CHURCH, SP 2006-SU-055 Appl. under  
Sect(s). 3-C03 of the Zoning Ordinance to permit a church. Located at 7127 Ordway Rd.  
SV              on approx. 5.95 ac. of land zoned R-C and WS. Sully District. Tax Map 74-1 ((1)) 2.  
Admin.  
Moved to  
12/19/06 at  
appl. req.
- 9:00 A.M.      LAUREL HIGHLANDS, SP 2006-MV-034 Appl. under Sect(s). 6-104 of the Zoning  
Ordinance to permit a temporary sales trailer. Located at 9088 Furey Rd., 9162, 9164,  
SV              9166 and 9168 Finnegan St. on approx. 19,637 sq. ft. of land zoned PDH-12. Mt. Vernon  
Moved to      District. Tax Map 107-2 ((12)) 247, 248, 249, 250 and 251. (Admin. moved from 9/26/06  
12/19/06      for affidavit) (Deferred from 11/7/06)

- 9:30 A.M. ANDREW CLARK AND ELAINE METLIN, A 2005-DR-061 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that an accessory structure and a fence in excess of four feet in height, which are located in the front yard of property located in the R-2 District, are in violation of Zoning Ordinance provisions. Located at 1905 Rhode Island Av. on approx. 24,457 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((13)) (1) 36B. (Admin. moved from 3/7/06 at appl. req.) (Deferred from 5/2/06 at appl. req.)
- CPJ  
Admin.  
Moved to  
5/1/07 for  
ads
- 9:30 A.M. ACME HOMES, INC., A 2006-DR-054 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of determination by the Department of Public Works and Environmental Services to disapprove a revision to a grading plan to allow the construction of a single-family detached dwelling on a lot due to inadequate outfall on the site. Located at 1840 Ware Rd. on approx. 8,857 sq. ft. of land zoned R-4. Dranesville District. Tax Map 39-2 ((6)) 68A.
- DPWES  
Admin.  
Moved to  
2/6/07 at  
appl. req.
- 9:30 A.M. JAMES H. SCANLON, A 2006-BR-053 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that modifications to parking lot light fixtures are in substantial conformance with Special Permit 77-A-041-3 and Zoning Ordinance provisions and, as such, the zoning violation with regard to glare has been resolved. Located at 10500 Zion Dr. and 5222 Sideburn Rd. on approx. 15.30 ac. of land zoned R-1. Braddock District. Tax Map 68-4 ((1)) 1 and 2. (Decision deferred from 11/28/06)
- JR  
Overtured
- 9:30 A.M. SIMON V. ORTIZ, RONALD ORTIZ AND RUTH A. ORTIZ, A 2006-MA-041 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have paved a portion of the front yard on property located in the R-4 District in excess of the allowable surface coverage under Zoning Ordinance provisions. Located at 6714 Westcott Rd. on approx. 7,800 sq. ft. of land zoned R-4. Mason District. Tax Map 50-4 ((17)) 113. (Deferred from 10/31/06)
- MAT  
Upheld
- 9:30 A.M. JOHN EVERETT AND CLAIRE EVERETT, A 2006-BR-030 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have established a contractor's office and shop, are allowing the parking of more than one commercial vehicle, and have erected an accessory storage structure that exceeds eight and one-half feet in height, does not comply with the minimum yard requirements for the R-3 District and was erected without a Building Permit, all in violation of Zoning Ordinance provisions. Located at 7601 Dunston St. on approx. 13,572 sq. ft. of land zoned R-3. Braddock District. Tax Map 80-1 ((2)) (47) 1. (Admin. moved from 9/19/06 at appl. req.) (Decision deferred from 11/14/06)
- EP  
Decision  
Deferred to  
1/9/07

**JOHN DIGIULIAN, CHAIRMAN**